

Christ Community Church

3242 Carver Rd., Modesto

**FOR
SALE**



Offered by:

LARRY KOCH

DRE 01107631

Lkoch@mycvre.com

(209) 996-8393



220-A Standiford Ave.
Modesto, CA 95350
(209) 577-2121

Turn-Key Church Facility

- 8,749 sq. ft., built 1965, 1975
- Sanctuary, fellowship hall, offices, kitchen, Sunday school, playground; restroom building; storage sheds.
- FF&E including audio, lighting, video, chairs, tables, etc. available by separate agreement.
- Sanctuary has distinctive architecture featuring concrete outrigger support structure with stained glass windows.
- Heavy wrought iron security fencing with 2 rolling gates, electric entry gate.
- Fully sprinklered, well maintained mature landscaping.
- 76 marked parking spaces with space for additional 25 spaces.
- Zoned R1, located on major street within residential neighborhood surrounded by R1 & R2 homes.

COMMERCIAL—INDUSTRIAL—RETAIL—OFFICE—INVESTMENT

Information contained herein has been obtained from the owners or from other sources deemed reliable. We have no reason to doubt its accuracy, but we cannot guarantee it. All properties are subject to change or withdrawal without notice. Larry Koch DRE #01107631.

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Storage Sheds

**Fellowship Hall,
Kitchen, Offices**

Youth & Playground

Sanctuary

Restrooms

Sunday School

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